

Notice of Sheriff's Sale
Anthony Choi and Yoon Choi, et al
vs. Manana Investments, LLC; et al
Process #15-02503

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF YAVAPAI

ANTHONY CHOI and YOON CHOI)
TRUSTEES OF THE REVOCABLE TRUST)
OF YOON C. CHOI AND ANTHONY CHOI)
DATED JULY 1, 1993.)

Plaintiffs,)

vs.)

MANANA INVESTMENTS, LLC; et al.,)
Defendants.)

NO. P1300CV201300734

NOTICE OF SHERIFF'S SALE

WHEREAS, pursuant to an execution issued out of the above named court in the above-entitled action upon a judgment for the plaintiffs, ANTHONY CHOI and YOON CHOI TRUSTEES OF THE REVOCABLE TRUST OF YOON C. CHOI AND ANTHONY CHOI DATED JULY 1, 1993, and against the defendants, MANANA INVESTMENTS, LLC; et al., entered on the 26th day of May, 2015, in the amount of **\$86,359.00** (Eighty-Six Thousand Three Hundred and Fifty-Nine Dollars and no cents), I have levied upon all of the right, title and interest of the judgment debtor in the following described property:

Parcel #405-25-003D – (No Address available)

Legal Description: Description for a parcel of land being a portion of the Northeast Quarter, of Section 36, T 15 North, R 5 East, G.&S.R.&M., Yavapai County Arizona, being more particularly described as follows;

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To find the Place of Beginning, begin at the Northeast Corner of said Section 36 being a G.L.O. brass capped pipe from whence the North Quarter Corner of said Section 36 bears North 89 degrees 45 minutes 51 seconds West (Record per recorded plat in Book 40 of Maps and Plats, Page 42 of Yavapai County records and Basis of Bearings for this description) a distance of 2673.98 ft (R&M);

Thence from said Northeast Corner of Section 36, North 89 degrees 45 minutes 51 seconds West (R&M). a distance of 564.43 ft. (M), along the North line of said Section 36, to a point on the East line of the Beaver Creek School Tract, said point being a found one-half inch rebar L.S. 29263;

Thence South 07 degrees 04 minutes 39 seconds West (M), South 07 degrees 17 minutes 52 seconds West (R), a distance of 314.32 ft. (M), along said East line of the Beaver Creek Tract, to a found one-half inch rebar L.S. 29263;

Thence South 89 degrees 46 minutes 25 seconds East (M), a distance of 325.08 ft.(M), to a found one-half inch rebar L.S. 29263 being the TRUE POINT OF BEGINNING;

Thence South 00 degrees 21 minutes 13 seconds East (M), a distance of 624.00 ft. (R&M), to a found one-half inch rebar L.S. 29263;

Thence North 89 degrees 46 minutes 25 seconds West (M), a distance of 57.89 ft (M), to a found one-half inch rebar L.S. 29263;

Thence South 00 degrees 21 minutes 18 seconds East (M), a distance of 264.98 ft (M). to a point on the North line of that certain parcel recorded in Instrument 2015-0049213 of the Yavapai County records, said point being a found one half-inch rebar L.S. 29263;

Thence North 88 degrees 19 minutes 12 seconds East (M), along the said North line of said Instrument 2015-0049213, a distance of 169.85 ft (M) to a found one-half inch rebar L.S. 29263;

Thence North 00 degrees 32 minutes 04 seconds West (M), a distance of 259.34 ft. (M) to a found one-half inch rebar L.S. 29263;

Thence South 89 degrees 46 minutes 25 seconds East (M), a distance of 28.89 ft (M) to found one-half inch rebar L.S. 29263;

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Thence North 00 degrees 21 minutes 13 seconds West (M), a distance of 624.00 ft (M) to a found one-half inch rebar L.S. 29263;

Thence North 89 degrees 46 minutes 25 seconds West (M), a distance of 140.00 ft (M), to the Place of Beginning.

(R)=Instrument 2015-0049213, Pg. 126, (M)=Measured

PARCEL #405-25-003A (No address available)

Legal Description: A parcel of land being a portion of the Northeast quarter of Section 36, Township 15 North, Range 5 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

To find a place of beginning, begin at the Northeast corner of said Section 36 being a G.L.O. brass capped pipe from whence the North quarter corner of said Section 36 bears North 89 degrees, 45 minutes, 51 seconds West (Record per recorded plat in Book 40 of Maps, Page 42 of the Yavapai County records and basis of bearings for this description), a distance of 2673.98 feet (R&M);

Thence from said Northeast corner of Section 36, North 89 degrees, 45 minutes, 51 seconds West (R&M), a distance of 564.43 feet (M), along the North line of said Section 36 to a point on the East line of the Beaver Creek School Track, said point being a set one-half inch rebar #29263;

Thence South 7 degrees, 04 minutes, 39 seconds West (M), South 7 degrees 17 minutes, 52 seconds West (R), a distance of 314.32 feet (M), along said East line of the Beaver Creek School Track, to a set one-half inch rebar #29263;

Thence South 89 degrees, 46 minutes, 25 seconds East (M), a distance of 325.08 feet (M) to a set one-half inch rebar #29263;

Thence South 0 degrees, 21 minutes, 13 seconds East (M), a distance of 624.00 feet (M), to a set one-half inch rebar #29263;

Thence North 89 degrees, 46 minutes, 25 seconds West (M), a distance of 57.89 feet (M), to a set one-half inch rebar #29263;

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PARCEL #405-25-003A (No address available) (Continue)

Thence South 0 degrees, 21 minutes, 18 seconds East, a distance of 393.04 feet (M) to a point on the North line of that certain parcel recorded in Book 3952 of Official Records, Page 719 of the Yavapai County records, said point being a set one-half inch rebar #29263;

Thence North 89 degrees, 16 minutes, 50 seconds East (M), North 89 degrees, 14 minutes, 20 seconds East (R), a distance of 170.22 feet (M) to a set one-half inch rebar #29263 and the TRUE POINT OF BEGINNING;

Thence continuing North 89 degrees, 16 minutes, 50 seconds East (M), North 89 degrees, 14 minutes, 20 seconds East (R), a distance of 168.11 feet (M) to a point on the East line of said Section 36, being a found G.L.O. Brass capped pipe;

Thence North 0 degrees, 22 minutes, 24 seconds West (M), North 0 degrees, 21 minutes, 38 seconds West (R-Book 40 of Maps, Page 42), a distance of 129.46 feet (M), along said East line of said Section 36 to a found one-half inch rebar #29263;

Thence South 89 degrees, 46 minutes, 25 seconds West, a distance of 168.47 feet (M) to a set one-half inch rebar #29263;

Thence South 0 degrees, 32 minutes, 04 seconds East (M), a distance of 130.91 feet (M) to the PLACE OF BEGINNING.

NOTICE IS HEREBY GIVEN that I, SCOTT MASCHER, the Sheriff of Yavapai County, on the **13th day of April, 2016, at 10:05 a.m.** at the north steps of the Yavapai County Courthouse located in Prescott, Arizona, will sell at public auction to the highest bidder for cash all of the right, title and interest of the defendants in and to the above-described property to satisfy said judgment.

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NOTICE TO JUDGMENT DEBTOR

Title 33, chapter 8, article 1 of the Arizona Revised Statutes, may permit you to protect
your residence from certain types of legal process through the homestead exemption.

If you are in doubt as to your rights, you should obtain legal advice.

DATED this 10th day of March, 2016

Scott Mascher
Sheriff of Yavapai County

By _____
Deputy Sheriff

STATE OF ARIZONA)
) ss.
County of Yavapai)

Deputy Matt Taintor, of the Yavapai County Sheriff's office, acknowledged the
foregoing instrument before me this 10th day of March, 2016.

Notary Public

My commission expires: _____